

South Carolina Historic Rehabilitation Incentives

Certified Rehabilitation Application

S2 – Description of Rehabilitation

Use this form to apply for certification of rehabilitation work on a 'certified historic residential structure,' in accordance with South Carolina Code of Laws 1976 Section 12-6-3535(B). Certification is provided in a two step process; certification of proposed work and verification of completed work. Certification is required prior to the beginning of the rehabilitation work. Send a separate application for each historic building, unless they were functionally related during the historic period, in those cases send them as a historic complex. Applications can be considered complete only if they include the attachments as listed below. Send the signed and completed form to State Tax Credit Review, State Historic Preservation Office, SC Department of Archives and History, 8301 Parklane Road, Columbia, SC 29223. Phone: 803-896-6199. <http://www.state.sc.us/scdah/>

Please print in ink or type the information that you provide.

1. PROPERTY INFORMATION

Historic Property Name The Roberts-Highsmith House County Jones

Address 145 Main Street City Smallville, South Carolina (ZIP) 29999

Use ☐ Income-producing – **STOP** – You must complete the federal application instead

☒ Owner-occupied residence

☐ Mixed-use – Note: the portion of the building that is an owner-occupied residence is eligible for this program

Estimated project start date 12-01-2008 - you must receive approval **prior** to beginning work

Estimated project completion date 01-01-2010 Estimated total project costs \$ 400,500

Estimated 'rehabilitation expenses' \$ 375,000 - 'rehabilitation expenses' must exceed \$15,000 within a 36-month period to be eligible for this program. You should let the contractor know that costs must be reported in a specific format – see S3 form, Section 4 Rehabilitation Expenses List. It is easiest to set up the costs in this format prior to construction.

2. PROJECT CONTACT (if different from the taxpayer) e-mail _____

Name (print) _____ Daytime Telephone (_____) _____

Address _____ City _____, State _____ (ZIP) _____

3. TAXPAYER'S STATEMENT – by signing this form, I attest that: I have an ownership interest in the building; I intend to reside in it; and the information provided herein is true and complete to the best of my knowledge. Further, I understand that falsification of factual representations in this application is subject to civil and criminal penalties as provided in 12-54-43 and 12-54-44 of the SC Code of Laws, 1976.

Name (print) Steven T. Snyder Signature _____ Date 10-27-2008

Address 145 Main Street City Smallville, State SC (ZIP) 29999

SS Number 000-00-000 Daytime Telephone (555) 555-5555 e-mail steve.snyder@net.com

4. ATTACHMENTS

Include the following information with your signed and completed application. We must place incomplete applications on hold until you provide the requested information. Please send complete information with the initial submission:

☒ Complete and signed S1 (if required) and S2 forms;

☒ Photographs, keyed to the rehabilitation plans, of the exterior and the interior showing the areas where rehabilitation will be performed, as well as overall views of the building and site;

☒ Sketched or architectural floor plans of pre-rehabilitation conditions;

☒ Sketched or architectural floor plans and elevation drawings (if needed) of the proposed work; and

☐ Samples of roofing, window glazing, etc. as needed, see *Tips for Approval of Proposed Work*.

STATE HISTORIC PRESERVATION OFFICE USE ONLY

PROJECT NUMBER: _____

☐ The rehabilitation work as described in this application and attachments is certified and would meet the Secretary of the Interior's *Standards for Rehabilitation* if completed as described.

☐ The rehabilitation work as described in this application and attachments would meet the *Standards for Rehabilitation* ONLY if the special condition(s) on the attached sheet is (are) met. Send a revised proposal on an S2A – Amendment Form to address the work covered by the special conditions.

☐ The rehabilitation work as described in this application and attachments does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work. Contact the South Carolina Department of Archives and History to resolve these issues prior to beginning rehabilitation work.

State Historic Preservation Officer – Authorized Signature

Date

See attached sheets

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5. SUMMARY OF REHABILITATION PROJECT

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Provide a check for EACH CATEGORY in the following list. Check "Yes" if it is included in your project or "No" if you will not be doing any work in that category. Generally costs associated with work in **Bold** are eligible for the state tax credit.

Yes	No	Description of work (see <i>Tips for Approval of Proposed Work</i> for documentation requirements)
<u>X</u>	<u> </u>	Roof – roofing, flashing, roof deck, roof structure, dormers, vents, chimneys
<u>X</u>	<u> </u>	Exterior walls – repairing brick or stone masonry, repointing mortar joints, patching stucco, repairing, patching, or replacing historic wood or metal features, painting
<u>X</u>	<u> </u>	Windows and doors – repairing existing windows, new sash where missing or too deteriorated to repair, hood mold, sills, shutters, exterior door and window frames, exterior doors, sidelights, transoms
<u>X</u>	<u> </u>	Porches – roof, flashing, deck, structure, columns, posts, railings, flooring, floor structure, foundation
<u>X</u>	<u> </u>	Foundations – repairing brick or stone masonry, repointing mortar joints, patching stucco
<u>X</u>	<u> </u>	Exterior Restoration – Removal of later features and new work duplicating missing historic features
<u>X</u>	<u> </u>	Repair and stabilization of historic structural systems – structural repair and stabilization of all historic structural elements exclusive of interior finish materials (interior finish materials are not included – except plaster, see below).
<u>X</u>	<u> </u>	Restoration of historic plaster – work done on historic plaster, including repair of historic plaster, new plaster where it was a documented historic finish, use of wood or metal lath, documented decorative or flat plaster features.
<u>X</u>	<u> </u>	Energy efficiency measures except insulation in frame walls - insulation in the attic or crawlspace. Interior or exterior storm windows. Storm doors. Weather-stripping.
<u>X</u>	<u> </u>	Repairs or rehabilitation of heating, air-conditioning, or ventilating systems – repairs to existing or installation of new HVAC systems. Installing flue liners in historic chimneys.
<u>X</u>	<u> </u>	Repairs or rehabilitation or electrical or plumbing systems exclusive of new electrical appliances and electrical or plumbing fixtures – repairs to existing or installation of new electrical service from the point of supply by the utility to the outlets or junction boxes for fixtures. Repairs to existing or installation of new plumbing system from the supply at the water meter (or at the supply side of the pump for a well) to the fixtures and on the sanitary sewer system from the fixture to the sewer or septic tank (excluding the tank and drainfield). Repairs to existing historic electrical and plumbing fixtures.
<u>X</u>	<u> </u>	Architectural and engineering fees
<u> </u>	<u> </u>	Interior alterations – floor plan changes
<u>X</u>	<u> </u>	Changes in the Kitchen
<u>X</u>	<u> </u>	Changes in the Bathroom(s)
<u>X</u>	<u> </u>	Interior painting, wallpaper, other decorative finishes
<u> </u>	<u>X</u>	Removal or alteration of significant historic features (circle all that apply) – crown molding, picture rail, beaded board, chair rail, wainscot, baseboard, wood floor, tile floor, stairs, door trim, window trim, transoms, historic hardware, other (list) _____
<u>X</u>	<u> </u>	An addition to the existing building
<u> </u>	<u>X</u>	New building on the site
<u> </u>	<u>X</u>	Work on historic outbuildings
<u> </u>	<u>X</u>	Work on non-historic outbuildings
<u> </u>	<u>X</u>	Site work – grading
<u>X</u>	<u> </u>	Landscaping – plantings
<u> </u>	<u>X</u>	Fences, other non-planting landscape features
<u> </u>	<u>X</u>	Other (describe) _____
<u> </u>	<u> </u>	Other (describe) _____
<u> </u>	<u> </u>	Other (describe) _____
<u> </u>	<u> </u>	Other (describe) _____

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6. DETAILED DESCRIPTION OF PROPOSED REHABILITATION WORK

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Historic Property Name The Roberts-Highsmith House County Jones

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Provide a detailed description of the proposed rehabilitation work. Include a description of work for each category that you checked on in Section 5. Summary of Rehabilitation Project. You may provide a separate description of individual features within a category of work. You must describe all repairs, alterations, rehabilitation, and new construction on the building(s) and the property on which it (they) are located. See the *Tips for Approval of Proposed Work* for a description of the documentation that is required for your application to be complete. Provide the description of each existing historic feature in the top section and the description of the proposed work in the bottom section. Use as many boxes as you need to completely describe your project. Make copies of this page as needed.

Feature Roof

Approximate date of feature 1994

Describe existing conditions

Existing asphalt-shingle roof is in bad condition with missing shingles. Flashing is deteriorated or missing along the chimney, pipe vents and edge of roof.

Describe proposed work

Remove existing asphalt-shingle, replace in kind. Inspect plywood decking, replace in kind as needed. Install new aluminum flashing at roof edges, chimneys, and plumbing pipe vents.

See photographs # 1-5, and/or plans # N/A

Feature Exterior Walls

Approximate date of feature ca.1905

Describe existing conditions

Existing wood clapboard siding has peeling paint and is rotted in some wall sections.

Describe proposed work

Repair clapboard siding, replace rotted sections of clapboard in kind. Hand-scrap and sand siding to a sound layer, no mechanical means or sandblasting. Paint with an oil-based primer with two coats of high-quality paint in the same color.

See photographs # 6-10, and/or plans # N/A

Feature Windows

Approximate date of feature ca. 1905

Describe existing conditions

All windows need reglazing and repainting. Window #104 has a rotten sill and lower sash has several cracked muntins, the meeting rail is deteriorated, and four panes of glass are cracked. Window #106 has one cracked muntin and two panes of glass are cracked.

Describe proposed work

Window #104 – repair rotten sill and sash using epoxy and Dutchman repairs, matching material and profile
Window #106 - repair cracked muntin, matching material and profile. Replace two panes of glass with matching glass. Reglaze all windows. Hand-scrap windows to a sound layer and paint with an oil-based primer with two coats of high-quality paint in the same color.

See photographs # 9-13, and/or plans # #A104 and #A106

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Feature Doors

Approximate date of feature ca. 1905

Describe existing conditions

All wood doors have peeling paint and need repainting. Doors #205 and #215 are damaged beyond repair.

Describe proposed work

Hand-scrap doors to a sound layer and paint with an oil-based primer with two coats of high-quality paint.
Door #205 – new door will be custom made to match the historic doors.

See photographs # 14-17, and/or plans # #A205 & #A215

Feature Porch

Approximate date of feature ca. 1905

Describe existing conditions

The entire porch has peeling paint and needs to be repainted. Some of the wood floor boards are rotted beyond repair. Approximately six balusters are missing.

Describe proposed work

Replace rotted floor boards with matching materials and profiles. Replicate new wood balusters to match exiting. Hand-scrap and sand porch to sound layer, no mechanical sanders or sandblasting. Paint with an oil-based primer with two coats of high-quality paint.

See photographs # 18-24, and/or plans # _____

Feature Foundation

Approximate date of feature 1905

Describe existing conditions

Overall, masonry piers are in good condition. Some areas have missing mortar from rising damp.

Describe proposed work

Failed mortar joints to be raked by hand to sound mortar and repointed with a lime-based mortar to match historic mortar. Tool joints to match historic tooling.

See photographs # 25-27, and/or plans # _____

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Feature Historic Structural Systems

Approximate date of feature 1905

Describe existing conditions

Sills are damaged from termites and need repair or replacement.

Describe proposed work

Repair sills with Dutchman repair and replace sills in kind where needed. Treat for termites.

See photographs # 28-34, and/or plans # _____

Feature Historic Plaster

Approximate date of feature ca. 1905

Describe existing conditions

Historic plaster on the walls and ceilings is cracked, detached or missing in some areas.

Describe proposed work

Retain sound plaster, remove only loose plaster, install metal lath over wood lath, repair plaster with a matching lime-based historic plaster.

See photographs # 35-41, and/or plans # _____

Feature Energy Efficiency

Approximate date of feature _____

Describe existing conditions

There is no insulation in the attic or crawlspace. None of the windows have storm windows or weather-stripping.

Describe proposed work

Install fiberglass batt-insulation in the attic and crawlspace. Weather-strip all windows and doors. Install custom exterior storm windows that match the color of the windows and have the same major structural divisions.

See photographs # 42-48, and/or plans # #A-205-1

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Feature Heating, Cooling and Ventilation Systems

Approximate date of feature ca. 1990s

Describe existing conditions

Existing HVAC system was installed in the 1990s.

Describe proposed work

Remove existing HVAC system and install new Energy Star high-efficiency system. All new ductwork and pipes will utilize the existing chases and openings.

See photographs # 49-55, and/or plans # #M-101

Feature Electrical and Plumbing Systems

Approximate date of feature ca. 1950s

Describe existing conditions

Existing electrical and plumbing systems were updated in the 1950s.

Describe proposed work

Remove all existing electrical and plumbing systems, install new electrical and plumbing systems. All wiring and pipes will utilize the existing chases. Install additional outlets along the baseboards minimizing damage to historic materials.

See photographs # 56-62, and/or plans # #M-102

Feature Kitchen

Approximate date of feature ca. 1970s

Describe existing conditions

Existing kitchen was installed in the 1970s. Cabinets are made of cheap particle board. Original built-in shelves are in good condition in the butler's pantry.

Describe proposed work

Existing kitchen floor plan will be retained. Remove existing cabinets and flooring. Butler pantry built-ins will be retained and repainted. Install new solid cherry cabinets and new laminate wood flooring. Install new stainless steel Energy Star appliances.

See photographs # 63-73, and/or plans # #A-301

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Feature Bathrooms

Approximate date of feature ca. 1970s

Describe existing conditions

Existing bathrooms were remodeled in the 1970s. On the first floor is a small powder room and two full baths on the second floor. Cabinetry is damaged due to wear and tear. There are many cracked or missing tiles on the floors and walls.

Describe proposed work

Existing floor plans will be retained. Remove all fixtures, tile and cabinetry. Install new unglazed porcelain hex penny round tile floor and 3" x 6" subway tile in white on the walls. Reproduction Victorian-style pedestal sinks, toilets and claw-foot tubs to be installed.

See photographs # 74-80, and/or plans # #A-302

Feature Interior Painting

Approximate date of feature _____

Describe existing conditions

The walls, ceilings and trim have been painted many times over the years.

Describe proposed work

Repaint walls, ceilings and trim with one coat of primer and two coats of a high-quality paint with period appropriate colors.

See photographs # 81-85, and/or plans # _____

Feature New Addition

Approximate date of feature _____

Describe existing conditions

Describe proposed work

New family room addition will be on the rear of the house. Glass enclosed hyphen will connect to existing rear door in kitchen and to new addition. See attached plans for design of addition, which uses the existing size and lap of the clapboards for compatibility. New windows to be one-over-one design to differentiate the addition from the historic design. Roof height will be below the existing roof height.

See photographs # _____, and/or plans # #A-102-B

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Feature Landscaping

Approximate age of feature _____

Describe existing conditions

Several plants are too close to the foundation and some are dead. Ground slopes towards foundation causing moisture problems such as rising damp. All historic landscape features to remain and require minor pruning.

Describe proposed work

Remove some non-historic plantings near the foundation, prune remaining shrubs 18" away from the foundation. Re-grade soil to slope away from the foundation to mitigate rising damp. Minor pruning of mature trees.

See photographs # 86-90, and/or plans # _____

Feature _____

Approximate age of feature _____

Describe existing conditions

Describe proposed work

See photographs # _____, and/or plans # _____

Feature _____

Approximate age of feature _____

Describe existing conditions

Describe proposed work

See photographs # _____, and/or plans # _____

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Describe proposed work

See photographs # _____, and/or plans # _____

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Describe proposed work

See photographs # _____, and/or plans # _____

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